

ADKINS E MAX & JOAN D REVOCABLE LIVING TRUST/ADKIN
7566 LAKE FOREST CIRCLE
PORT RICHEY, FL 34668

00-00-31-134B-0244-00A0



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

16 WD FR STUC 100
08 IRREGULAR 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories 2.
Units 2. 100
Occupancy 0 100
NONE 100

Quality 03

Quality Level 03

DOR CODE 0100

SINGLE FAMILY

MAP NUM

MKT AREA 01

NEIGHBORHOOD/LOC 1041.0100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 657 100 1993 657 109,675

FGR 338 55 1993 186 31,049

FOP 41 30 1993 12 2,003

FOP 42 30 1993 13 2,170

FUS 921 100 1993 921 153,745

TOTALS 1,999

1,789

298,644

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320121,789190.4000199.92357,657199219920016.5083.50

Heated Area: 1578

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2026

MLU

EXTRA FEATURES

528 TARPON AVA, FERNANDINA BEACH

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

21241WD DECK G008756.00UT11.5011.5010019921992320129

LAND DESCRIPTION

TOTAL OB/XF129

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CRES00006R-225.00100.0025.00FF1.001.001.006,500.006,500.00162,500

REVIEW DATE 01/01/2023BY CD

Total Acres: 0.00Total Land Value: 162,500Market: 0Agricultural: 0Common: 162,500

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE298,644

TOTAL MARKET OB/XF VALUE129

TOTAL LAND VALUE - MARKET162,500

TOTAL MARKET VALUE461,273

SOH/AGL Deduction8,364

ASSESSED VALUE452,909

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE452,909

TOTAL JUST VALUE461,273

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE491,355

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20041532REROOF5,00008/24/2004

19990439ADDITIONAL CONCRE1,00005/17/1999

B969878REPAIR/RRF2,40006/17/1996

6994NEW CONSTR92,00004/13/1992

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSNCD SALE PRICE

1385/06631/30/2006TDQ Q I 01100

GRANTOR: ADKINS JOAN DALE TRUS

GRANTEE: ADKINS E MAX & JOAN

0818/065512/30/1997WDQ Q I 01100,000

GRANTOR: ADKINS D DOUGLAS & JA

GRANTEE: ADKINS JOAN DALE TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S29 FGR=[YR=1993] S26 E13 N26 W13\$ E13 S11
E7 N40\$ PTR= E10 FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W2 U3
L3 N6\$S6 D3 R3 E2 S31 FOP=[YR=1993] S6 W7 N6E7 \$ W7 S13 W9 N2
W4 N51 \$ W10 \$. TR1993=S8W7N8 E7\$ W7N6E7\$ W7S1 3W9 N2 W4 N51
\$ W10 \$.